



**5406 52A Street
Berwyn, Alberta**

MLS # A2071488



\$189,900

Division:	N/A		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	1981 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: fridge in the basement, cell phone booster

FOR SALE IN BERWYN! , Featuring an unbeatable price, family-oriented neighbourhood, move-in ready! 10 minutes from Grimshaw, 25 minutes to Peace River! Finished up and down, with a total of 5 BEDROOMS (3 up, 2 down), 3 BATHROOMS (2 up, 1 down), double vehicle driveway with plenty of room for your RV. Situated in a cul-de-sac that surrounds a children’s playground. The covered deck overlooks the backyard, with chain link fencing. Included in the sale is a matching set stainless steel electric stove, microwave with hood range, fridge, and dish washer. You also get another ADDITIONAL fridge and stand-up freezer in the basement with a matching washer and dryer. Updates within the last 6 years include vinyl plank flooring throughout upstairs with laminate flooring in the bedrooms, all new upstairs light fixtures and outlets/light switches, refinished cupboards and new countertops, upper windows, and all upper interior and exterior doors were also replaced. The shingles are about 8 years old and in very good condition. There is nothing left to do except move in!!! Please see the photos for info on Berwyn’s Residential Tax Incentive Policy!!! Call now for your appointment to view this well-maintained home!